

FEBRUARY 15,
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INSIDE THIS ISSUE

Council Tentatively
Approves Landmark
Density Bonus Law; CCA
Major Player

Council Committees
Approve Green Building
Policy

Ethics Commission Hears
Neighborhood Council File
Issue

Staff Briefs

EVENTS CALENDAR

FEBRUARY 21st
GENERAL MEMBERSHIP
MEETING

8th Annual Downtown Los
Angeles Economic Forecast
featuring Jack Kyser, LAEDC
Chief Economist

UPCOMING COMMITTEES

Open to Executive and
Business Advocacy
Level members only

FEBRUARY 20
JOINT COMMITTEE MEETING:
HOUSING, LAND USE &
DEVELOPMENT, URBAN
DESIGN, and ARTS, RETAIL &
HOSPITALITY

Special Guest:
Councilmember Jose Huizar,
to present "Bringing Back
Broadway"



Council Tentatively Approves Landmark Density Bonus Law; CCA Major Player

Due in large part to CCA's advocacy on behalf of the ordinance, City Council tentatively voted to approve an implementing ordinance for SB 1818, the State's density bonus law. The ordinance will provide the flexibility and incentives necessary to make the creation of stable mixed-income housing economically feasible in the City. Several amendments were made at Council that limit the scope of the ordinance, including height restrictions on parcels contiguous to single-family neighborhoods and a more restrictive definition of transit. Despite these amendments, we believe the final ordinance will still result in the construction of more affordable housing citywide.

CCA has been advocating in favor of the ordinance since its inception more than two years ago. In recent months, CCA pushed against the inclusion of a provision that would have granted the City "right of first refusal" on affordable units. This provision, not included in the final ordinance, would have deterred the use of SB 1818 in rental projects.

CCA would like to thank member **Daniel Gryczman, Manatt Phelps & Phillips**, for his tremendous work on this initiative, as well as all of the other CCA members who helped move this item forward. This ordinance will be back in Council for a "second read" on Wednesday, February 20. For more information, please contact CCA's Vice President of Legislative Affairs, Veronica Perez Becker, at 213-624-1213.

Council Committees Approve Green Building Policy

Council's PLUM and Energy & Environment Committees approved a citywide green building policy that would require projects at or above 50 units and / or 50,000 square feet to comply with the U.S. Green Building Council's (USGBC) LEED standards. CCA's Vice President of Legislative Affairs, **Veronica Perez Becker**, testified at the hearing in support of a policy, but expressed a number of concerns with its implementation, including: lack of incentives, reliance on the third-party USGBC standards, and the policy's expedited timeframe.

In response to these concerns, which were echoed by a coalition of developers and business groups, the Committee pushed back the policy's implementation, originally scheduled for July 1, 2008. Pursuant to Committee recommendations, the

STAFF BRIEFS

• **Andrew Westall**, Senior Deputy for Councilmember Wesson, joined CCA's Housing Production Subcommittee to discuss efforts to create a citywide mixed-income housing (inclusionary zoning) ordinance. CCA has been opposed to past inclusionary zoning ordinances that disincentive investment and result in few affordable housing units. CCA is working with the City to ensure that any proposed program is citywide and flexible with incentives that fully off-set the cost of an affordability requirement.

• **CCA is meeting with Councilmembers over the next few weeks to discuss the importance of bringing the City's industrial land use policy to the City Council for review. The policy, which preserves the vast majority of Downtown L.A. for industrial use only, became effective in early January as a Planning and CRA "staff directive." CCA supports a more flexible policy that takes into account Downtown L.A.'s revitalization.**

• **CCA's Director of Government Affairs, Tracey Chavira, participated in the inaugural meeting of the Bringing Back Broadway Trustees. The Trustees will oversee revitalization efforts for the Historic Broadway Theater District and hire an executive director to implement policies and plans.**

• **CCA hosted a Red Car Advisory Group meeting this week to prepare plans to revive a Downtown streetcar (formerly the Red Car Trolley). A Downtown streetcar will provide an essential historic transit connection between new, large-scale Downtown development projects, such as L.A. Live and Grand Avenue. The committee is detailing plans for Phase II of the Red Car's feasibility study and**

policy would now be effective six months following Council's adoption of the policy for high-rise developments and 12 months after adoption for low- and mid-rise developments.

CCA will continue to push for, among other things, flexibility in the rating system as this policy goes to the full Council in the coming months. CCA would like to thank **Holly Schroeder, Building Industry Association Greater L.A. / Ventura Chapter**, for her strong leadership in this effort and all of our members who have participated in hearings and workshops on this important issue.

Ethics Commission Hears Neighborhood Council File Issue

CCA's Vice President of Legislative Affairs, **Veronica Perez Becker**, testified before the Ethics Commission in support of accountability standards for neighborhood councils who choose to open council files. This hearing came one month after City Council approved a motion granting neighborhood councils the right to open council files, but requiring those neighborhood councils to file a Form 700 "Statement of Economic Interest." CCA advocated for the inclusion of this requirement, which guarantees that neighborhood council members who participate in the council file process are held to the same accountability standards as others who affect the legislative process.

At the request of various Councilmembers, who opposed the Form 700 provision, the Ethics Commission reviewed Council's action and opined that any economic interest form would be too "onerous" for neighborhood council board members, deterring participation in neighborhood councils. The Ethics Commission recommended, instead, an annual affirmative representation by neighborhood council members that they have no conflict of interest.

This opinion is only advisory, and **Councilmember Greig Smith**, who has championed this issue, has responded by introducing a motion that would better effectuate the Form 700 requirement, while addressing outstanding concerns raised by Ethics Commission staff. CCA is closely following this motion and will continue to advocate for appropriate accountability standards for neighborhood councils who choose to open council files.

funding options. Please contact CCA's Director of Government Affairs, Tracey Chavira, for more information at 213-624-1213.

CCA IN THE NEWS

"A representative from the Central City Association, however, said that neighborhood council members should be required to provide more information about their finances than commission staff had proposed. 'As Neighborhood Councils transition from advisory in nature to legislation-creating bodies, we believe it is important to hold them to a higher standard of disclosure and ethics,' said Veronica Perez Becker, CCA's vice president of legislative affairs..." Feb 12, KNBC, **"Ethics Commission Seeks to Revise Financial Forms."**

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